

The Salisbury Planning Board held its regular meeting on Tuesday, January 22, 2002, in the City Council Chambers of the Salisbury City Hall at 4:00 p.m. with the following being present and absent:

PRESENT: John Daniels, Rodney Queen, Sean Reid, DeeDee Wright, Elaine Stiller, Jeff Smith, Lou Manning, Eldridge Williams, Ken Mowery, Brian Miller

ABSENT: Fred Dula, Leigh Ann Loeblein

STAFF: Harold Poole, Patrick Kennerly, Janice Hartis, Hubert Furr, Dan Mikkelson

The meeting was called to order by Chairman Wright. The minutes of January 8, 2002, were approved as published.

PRESENTATION

Marion Lytle, Rowan County Planning Director, and John Linker, Rowan County Planning Board Chairman, were present to discuss county planning and its similarities and differences between city planning and county planning. Mr. Lytle began the presentation by explaining that Rowan County didn't have a planning department until 1989. In 1990 and 1991 there was an effort to establish countywide zoning. Numerous information workshops were held throughout the county to gather feedback on the proposed zoning ordinance. Strong opposition to countywide zoning caused the issue to be dropped. In 1994 the county planning staff was directed to begin implementation of a full range of land use ordinances. A subdivision ordinance was developed, the mobile home park ordinance was upgraded, a junked car and automobile salvage ordinance was adopted, and staff began working on another zoning ordinance. On February 16, 1998, countywide zoning became effective. Mr. Linker stated that the county Planning Board is an eleven-member board with membership from all sections of the county and with very diverse attitudes. The makeup of the county Board of Commissioners seems to affect the directives of the county planning board. He also commented that several Commissioners always attend the county Planning Board meetings. Mr. Lytle and Mr. Linker then answered questions from board members.

COMMITTEE REPORTS

(a) U. S. 70 Corridor Study Committee – Committee chair Jeff Smith gave a status report. A six-page report was included with the agenda. This report begins to outline the committee's vision for this corridor. Further work on the report will include recommendations as well as maps. The committee hopes to have a final report ready for the second meeting in February.

(b) Legislative Committee – Sean Reid reported for the committee. The committee is making the following zoning text amendment: eliminate the permitted use "billiard or pool halls" from certain districts. Only one pool hall can be identified in the Salisbury area, and it is located in a B-6 General Business district. The committee feels that we have been having some concerns with this particular use being permitted in several districts, including the B-RT district that's intended to be low to moderate in use intensity. Therefore, the committee is recommending that the use be restricted to the following districts only: B-4 Highway Business

and B-6 General Business. It would no longer be permitted in the B-RT, B-7, M-1, LLI, LLI-2, and M-2 districts.

On a motion by Sean Reid, seconded by Rodney Queen, with all members voting AYE, the proposed text amendment was unanimously recommended to City Council for their consideration.

The Legislative Committee is also recommending that the zoning text be amended to clarify how densities are to be measured in site plans. Clarification is needed due to a question that has arisen about selling off portions of a group development site plan. Should individual pieces within a site plan be subject to density restrictions or should it be just the total site plan? It has been recommended that they be measured in accordance with the approved site plan, and if the site plan is developed in phases, that only the approved phase be used in the calculation of density rather than the entire site plan. Once a site plan, or phase of a site plan, has been approved, individual parcels may be sold within that site plan that individually may not meet the maximum density, but when looked at as a part of the overall site plan, do meet the maximum density standards. Several board members had questions about the proposal and asked that the matter be referred back to the committee so that they could meet with the committee to better understand the recommendation. On a motion by Jeff Smith, seconded by Brian Miller, with all members voting AYE, this matter was sent back to the Legislative Committee.

CITY COUNCIL REFERRAL

Council has asked Planning Board to review the City Code and recommend appropriate code revisions related to connected parking lots. Salisbury 2020 Policy C-10 encourages the connection of adjacent parking lots. The item of immediate concern is that the existing connection between Mid-Carolina Mall and Salisbury Mall should have an element of protection to keep one of the property owners from closing the connecting driveway. There is nothing in place to guarantee that this existing connection will remain. This matter was referred to the Transportation Committee (F. Dula, chair).

There being no further business to come before the Board, the meeting was adjourned.

Chairman

Secretary